



**TIFFANY & BOSCO**  
P.A.

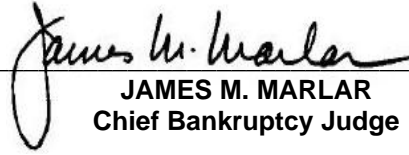
Dated: June 10, 2010

**2525 EAST CAMELBACK ROAD  
SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

  
JAMES M. MARLAR  
Chief Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-12177

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 4:10-bk-13077-JMM

Joe Krouse aka Joseph G. Krouse and Louise  
Krouse aka Sidonia L. Krouse  
Debtors.

Chapter

ORDER

Wells Fargo Bank, N.A.  
Movant,

(Related to Docket #10)

vs.

Joe Krouse aka Joseph G. Krouse and Louise  
Krouse aka Sidonia L. Krouse, Debtors, Gayle E.  
Mills, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated June 24, 2004 and recorded in the office of the  
3 Pinal County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Joe Krouse aka  
4 Joseph G. Krouse and Louise Krouse aka Sidonia L. Krouse have an interest in, further described as:

5 LOT 12, BLOCK 2, OF AMENDED PLAT OF ORIGINAL TOWNSITE OF SAN MANUEL  
6 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY  
7 RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 7 OF MAPS, PAGE 21 THROUGH  
8 21E AND RE-PLATED IN CABINET B, SLIDE 6, RECORD OF PINAL COUNTY,  
9 ARIZONA.

10 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
11 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
12 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
13 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
14 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

15 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
16 to which the Debtor may convert.  
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